

March 2009

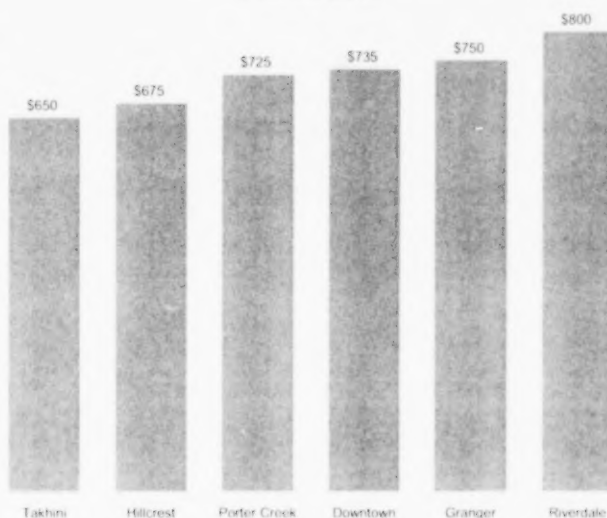
- The total number of apartments surveyed in Whitehorse in March 2009 **839**
- The vacancy rate for all units surveyed in Whitehorse in March 2009 **2.1%**
- The median rent for all units surveyed in Whitehorse in March 2009 **\$750**

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Monthly Median Rent**Monthly Median Rent for All Units
March 2008 to March 2009****Median Rent**

'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		\$								
2009	Mar	750	735	750	675	725	800	650	775	650
2008	Dec	750	725	700	675	725	800	650	775	650
	Sep	725	700	700	680	725	800	600	775	650
	Jun	700	680	700	700	650	750	600	675	650
	Mar	700	680	700	700	650	725	600	675	650

**Median Rents in Whitehorse,
March 2009**

The median rent in Whitehorse increased from \$700 in March '08 to \$750 in March '09, an increase of \$50, or 7.1%. During the same time period, median rents in various Whitehorse subdivisions changed as follows:

- Downtown rents increased \$55, or 8.1%.
- Granger rents increased \$50, or 7.1%.
- Porter Creek rents increased \$75, or 11.5%.
- Riverdale rents increased \$75, or 10.3%.
- Takhini rents increased \$50, or 8.3%.

The median rent in Watson Lake increased \$100, or 14.8%, between March '08 and March '09, while the median rent in Dawson City remained the same at \$650.

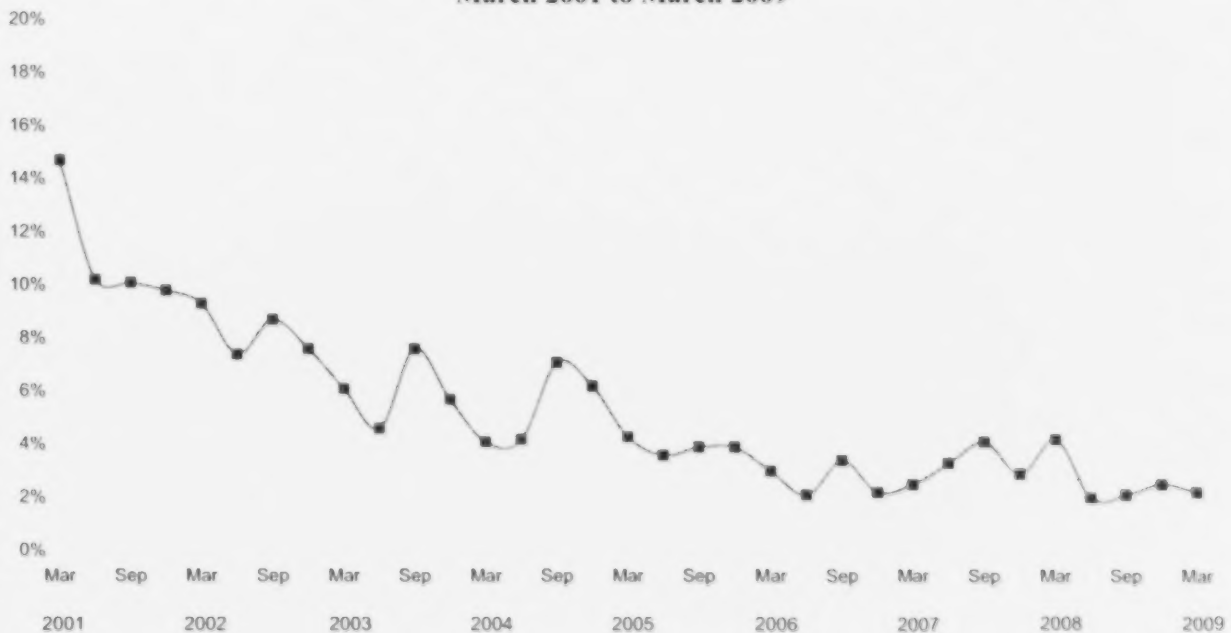
'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

**Monthly Vacancy Rates for All Units
March 2008 to March 2009**

		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		%								
2009	Mar	2.1	2.0	0.0	0.0	0.0	2.9	2.0	14.3	0.0
2008	Dec	2.4	2.0	0.0	2.1	0.0	2.6	5.9	14.3	0.0
	Sep	2.0	2.0	0.0	0.0	0.0	2.0	5.9	2.9	0.0
	Jun	1.9	2.3	0.0	0.0	0.0	1.7	3.9	0.0	0.0
	Mar	4.1	3.5	0.0	4.2	4.3	5.6	0.0	2.9	0.0

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low. With the exception of March 2008, the vacancy rate has been 4.0% or below since June of 2005. The March 2009 vacancy rate of 2.1% is only 0.2 percentage points above the June 2008 rate (1.9%), which was the lowest on record since September 1991. March's vacancy rate represents 18 vacant apartments out of 839 surveyed.

**Whitehorse Vacancy Rate
March 2001 to March 2009**



**Median Rent by Apartment Size
and Location, March 2009**

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of \$800 in Riverdale to a low of \$650 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at \$850, followed by 2-bedroom apartments at \$775, 1-bedroom apartments at \$750, and bachelor units at \$650.

	Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	\$								
ALL	750	735	750	675	725	800	650	775	650
BACHELOR	650	650	..	580	590	700	650	675	600
1-BEDROOM	750	750	650	550	650	825	750	625	700
2-BEDROOM	775	815	750	780	850	750	..	875	..
3+ BEDROOM	850	930	..	..	925	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger, Hillcrest and Porter Creek to a high of 2.9% in Riverdale. Overall in Whitehorse, the highest vacancy rate was found in bachelor suites (3.8%), followed by 2-bedroom apartments (2.6%), and 1-bedroom apartments (1.1%).

Vacancy Rate by Apartment Size and Location, March 2009

	Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	%								
ALL	2.1	2.0	0.0	0.0	0.0	2.9	2.0	14.3	0.0
BACHELOR	3.8	5.3	..	0.0	0.0	0.0	2.3	33.3	0.0
1-BEDROOM	1.1	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-BEDROOM	2.6	0.0	0.0	0.0	0.0	4.0	..	21.1	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

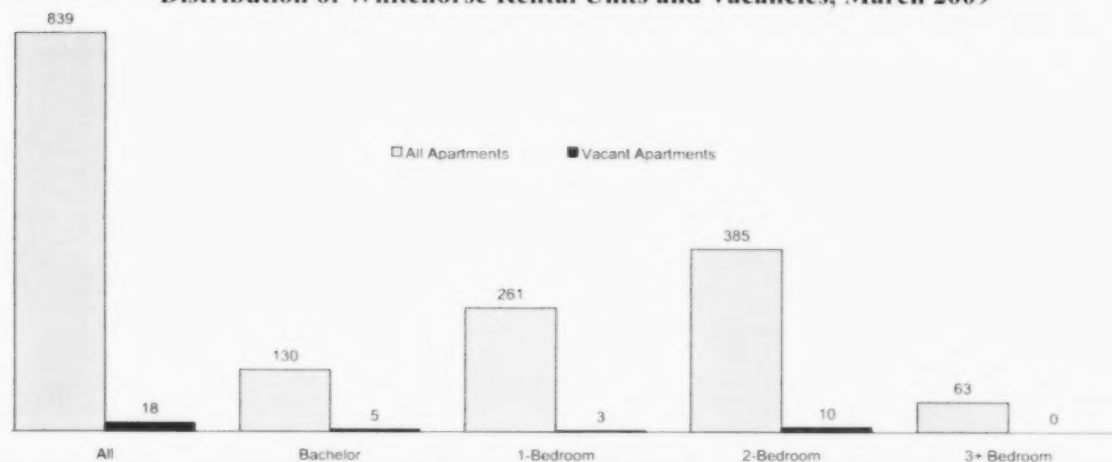
4 Distribution of Apartments and Vacancies

Total Number and Vacant Apartments by Type and Location, March 2009

The total number of apartments in the Whitehorse portion of the survey was 839. Of these, 18, or 2.1%, were vacant as of March 2009. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	839	349	20	48	23	348	51	35	8
	vacant	18	7	0	0	0	10	1	5	0
BACHELOR	number	130	76	..	6	2	3	43	3	4
	vacant	5	4	..	0	0	0	1	1	0
1-BEDROOM	number	261	171	4	22	10	46	8	12	4
	vacant	3	3	0	0	0	0	0	0	0
2-BEDROOM	number	385	95	16	20	4	250	..	19	..
	vacant	10	0	0	0	0	10	..	4	..
3+ BEDROOM	number	63	7	..	..	7	49	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, March 2009



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable



